



COAST HOME CENTRE

10804 170 Street NW
Edmonton, AB

AREA DEMOGRAPHICS:

Household
Income:

Primary: \$87,325
Secondary: \$72,111

Traffic Count:

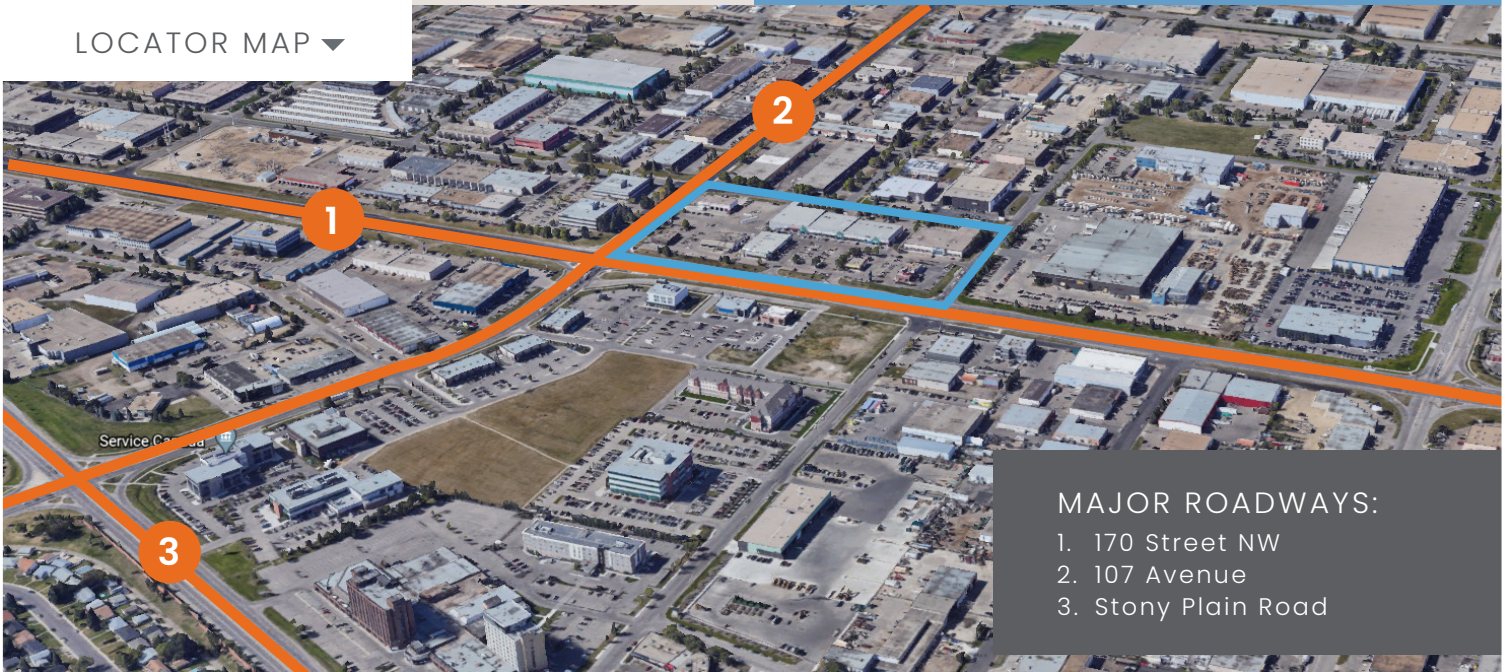
107 Avenue: 21,000
170 Street: 50,000

Trade Area
Population:

Within 3km: 95,155
5km Daytime Pop: 143,320

*Excellent retail corridor with 170
Street frontage*

LOCATOR MAP ▼



MAJOR ROADWAYS:

1. 170 Street NW
2. 107 Avenue
3. Stony Plain Road

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108 Ave



170 Street



AVAILABLE



OCCUPIED



PENDING

▲ SITEPLAN

COAST HOME CENTRE

MAJOR TENANTS:



SITE HIGHLIGHTS:

Intersection	170 Street 107 Ave
GLA	59,725 sf
Number of Buildings	3
2023 Operating Costs	\$9.65 /sf
Signage Opportunities	Pylon (\$)



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